Karen Johnson Davidson County
Batch# 627014 DEEDQC
04/30/2021 02:13:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210430-0058383

QUITCLAIM DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alefa BNB, LLC, A Tennessee limited liability company	**New Owner**	071100F00100 CO and 071100F00200 CO
(NAME) **2491 N. Mount Juliet Road #95**	(NAME)	
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEFA BNB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 518A and 518B on the plan of Declaration of Covenants, Conditions and Restrictions of 518 Weakley Avenue Residences, as shown on Exhibit "B" of 518 Weakley Avenue Residences, of record in Instrument No. 20190726-0073581 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Capital Invest, LLC, a Tennessee limited liability company by Quitclaim deed from Aziz Ashurov of record in Instrument No. 20190723-0072240 Register's Office for Davidson County, Tennessee, dated July 22, 2019 and recorded on July 23, 2019.

Further being a the same property conveyed to Aziz Ashurov by Special Warranty deed from Wells Fargo Bank, N.A., as Trustee for the holders of the Banc of America Alternative Loan Trust 2005-8 Mortgage Pass-Through Certificates, Series 2005-8 of record in Instrument No. 20140903-0080474 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on September 03, 2014.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **516 Weakley Avenue, (Unit 518 A), Nashville, Tennessee 37207 and 518 Weakley Avenue, (Unit 518 B), Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 29 day of April, 2021.

Capital Invest, LLC

Asiz Ashurov, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZIZ ASHUROV, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY